Karen Johnson Davidson County
Batch# 1040969 DEEDWARR
08/22/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,323.60
20230822-0065271

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230745207**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $628,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2023. Notary Public My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kassandra Walburger 2626 Bluefield Avenue Nashville TN 37214	Send Tax Bills To: New American Funding 14511 myford Rd, Ste 100 Tustin, CA 92780	Tax Information: Tax Parcel ID No. 096-01-0-086.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keely Hope Sullivan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kassandra Walburger**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the Easterly 50 feet front and 65 feet rear of Lot No. 9 and the Westerly 25 feet front and 10 feet rear of Lot 10 on the Map of Bluefields, Section No. 1, as of record as of record in Book 843, Page 16, of the Registers Office for said County, and being Lot No. 13 in R.D. Stanfords Resubdivision of Lots Nos. 1 to 10 Bluefields Subdivision, not of record and described as follows:

Beginning at a point in the Northerly margin of Bluefield Avenue 25 feet East of the common corner of Lots Nos. 9 and 10 of said Bluefield Subdivision, thence Northeasterly with the dividing line between Lots Nos. 13 and 14 of Stanford's Resubdivision 310 feet more or less to the right of way of the Tennessee Central Railroad, said point being 10 feet East of the common corner of Lots 9 and 10 of said Bluefields Subdivision; thence Northwesterly with the right of way of the Tennessee Central Railroad 75 feet to a point 20 feet East of the common corner of Lots Nos. 8 and 9 of said Bluefields Subdivision, being the common corner of Lots Nos. 12 and 13 of Stanford's Resubdivision; thence Southwesterly with the dividing line between Lots Nos. 12 and 13 of Stanford's Resubdivision 300 feet, more or less, to a point in the Northeasterly margin of Bluefield Avenue: thence Southeasterly with the Northeasterly margin of Bluefield Avenue, 75 feet to the point of beginning.

Being the same property conveyed to Keely Hope Sullivan, married by Quitclaim Deed from Danny M. Sandlin, unmarried of record in Instrument No. 20191223-0132139 Register's Office for Davidson County, Tennessee, dated December 6, 2019 and recorded on December 23, 2019.

Robert Sullivan joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Keely Hope Sullivan.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 737, Page 258, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20100820-0065979, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2626 Bluefield Avenue Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of August, 2023.

Keely Hope Sullivan

Robert Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keely Hope Sullivan and Robert Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28 2026

Tennessee Certification of Electronic Document

I, Michelle Walls, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/21/23 (date of document).

Michelle Walls
Affiant Signature

8/21/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of August, 2023.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

